

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2019/0545/FL

Proposal: construction of single storey side extension

Location: Ryefield, Hackness Road, Scalby

Decision Date: 01 October 2019

Extended to:

Consultations

Parish – No objections

Environmental Health Officer -

Site Notice Expiry Date – 17 September 2019

Director of Planning's Recommendation

Approval subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received	Elevations as
Floor layout as proposed	R034/1 44	6/8/2019	
proposed R034/1 45	6/8/2019		

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The accommodation hereby approved shall be used only for members of the family of occupiers of the main dwelling or members of staff employed at the dwelling.
4. All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.

1. Bats

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

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Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

**Background**

'Ryefield' is a substantial detached property located in its own grounds in an area characterised by dwellings of a similar scale, just outside of the Scalby village Conservation Area. The property was constructed in 1926 of brick with a rosemary tile hipped roof and been extended over the years been to provide additional accommodation and facilities.

Planning permission was granted in 2015 for the construction of a conservatory to the east side of the property with a tile roof and two small dormer windows. That permission has not been implemented and permission is now sought for a revised scheme in the same location to provide a garden room attached to the swimming pool building. It would be in the place of an existing lean-to and would measure 7.8m wide x 3.8m deep with eaves and ridge matching the attached swimming pool building. Material would match the host dwelling.

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Main Issues

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 19 of the LDP states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers and that annex accommodation is ancillary to the main dwelling.

Due to the size and architectural character of the property it is able to easily accommodate the proposed extension without compromising the design, original property or appearing unduly bulky. With the substantial gardens surrounding the property and the mature trees within them, the extensions will not be easily visible from out with the site, nor will they impact on any of the neighbouring properties.

In view of the above, approval is recommended.

Draft Local Plan

The proposal would be in accordance with Policy CO17 – Householder Development of the Draft Local Plan

Pre-commencement Conditions

N/A

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.